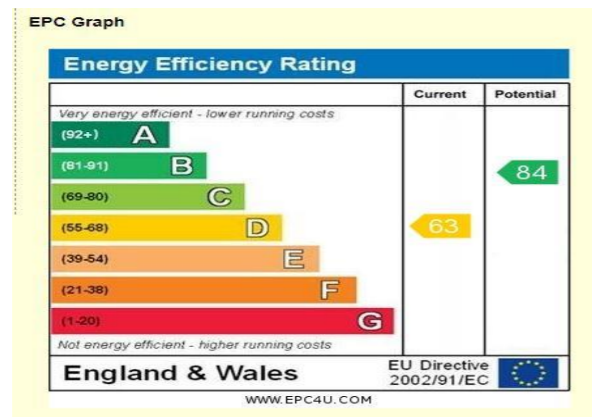


28 The Paddocks, Gittisham Hill Park, Sidmouth Road, Honiton, Devon EX14 3TU



£220,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Gittisham Hill Park reception. Thank you.

A charming mid terrace one bedroom bungalow nestled in a beautiful woodland setting at Gittisham Hill Park. Accommodation comprises;

- Sitting Room
- Kitchen / Diner
- Double Bedroom with fitted wardrobes
- Fully tiled Shower Room
- Private Patio to rear and patio to front
- Under-Floor heating
- Communal Facilities in an AONB
- Covered porch with outside light and scooter charging point, double glazed front door onto;



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Tenure: Leasehold

Entrance Hall:

A spacious hallway with cupboard housing hot water storage tanks and under floor heating system further storage cupboard with automatic light on opening. Loft hatch, decorative ceiling rose with light fitting, modern recessed storage unit in white with large fitted mirror overhead and cloak cupboard housing fuse box. Attractive wood and panel glazed double doors onto;



Sitting Room:

Well-appointed delightful room with front aspect double glazed French doors leading onto front aspect patio overlooking the fountain, focal point fire place with inset coal effect electric fire, TV/FM points, dado rail, and decorative ceiling coving, archway into;

Kitchen/Diner:

Generous size modern fitted kitchen with light oak style eye & base level units, integrated appliances include: fridge/freezer, washer/dryer built-in waist height electric fan oven, ceramic four ring hob with extractor hood and glass splash back. Complementary worktops, cupboards feature pull out shelving system creating easy access, recessed spotlights, and one and a half bowl stainless steel sink unit with mixer tap, tiled floor and double glazed French doors to rear patio. Room for table and chairs.



Master Bedroom:

Rear aspect window looking onto woodlands, built-in floor to ceiling double wardrobes with mirrored doors, hanging rail and shelving. Coved ceiling, TV/FM and power points.



Shower Room:

Wet room with fully tiled recess having an electric shower installed, fitted shower curtain, low level WC, pedestal wash hand basin with wall mounted mirrored cabinet with light and shaver point above, half height tiling to walls, non-slip flooring, ladder style heated towel rail and opaque glass front aspect window.



Outside: Private patio and communal grounds.

Gittisham Hill Park is set in 12 acres of parkland on the edge of the Combe Estate comprising one and two bedroom bungalows in this sought after age exclusive Retirement Village. The market town of Honiton is 1.86 miles from Gittisham, offering a variety of shopping, transport and medical facilities. The town of Exeter is 17.8 miles from the village.

KEY FACTS SALES	28 The Paddocks, Gittisham Hill Park, Sidmouth Road, Honiton, Devon, EX14 3TU		Created 10/9/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Gittisham Hill Park Management Ltd (Management company).	
	Description of unit (type and beds)	1 Bedroom Retirement Bungalow	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£220,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Allocated parking is available with visitor spaces available on a first come first served basis. (No garages available at this Village.)	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
	Ongoing charges while living in the Retirement Community	Service charge from Apr 2020 to Mar 2021	Service Charge: £3,876 PA for single or double occupancy
Maintenance reserve fund (sinking fund)		Included in the service charge. £78,920.23 balance at end last financial year.	
Overnight on call support charge		Included in the service charge	
Ground rent		Currently £250 per annum - fixed for the duration of the lease	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, water, phone, IT	Buyer introduction pack
	Council tax	Band B - £1,534.48 pa	East Devon District Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	5% (1st year), 10% (2nd year), or 12.5% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using RV PROPERTY HOLDINGS LTD property re-sale service	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease